



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		26
Day and Date	Friday and 30.05.2025	
Complaint No.	CR/2484/2022 Case titled as Sureinder Khetarpal and Sangeeta Khetarpal VS International Land Developers Private Limited	
Complainant	Sureinder Khetarpal and Sangeeta Khetarpal	
Represented through	None	
Respondent	International Land Developers Private Limited	
Respondent Represented	Ms. Arpita Advocate	
Last date of hearing	20.03.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceedings-cum-order</b>		
<p>The present complaint was filed on 22.06.2022 and registered as complaint no. 2484 of 2022 and reply was received on 21.04.2025.</p> <p>Vide order dated 16.11.2022, the respondent was given last opportunity to file the reply within two weeks i.e., 30.11.2022 along with cost of Rs.5,000/- to the complainant.</p> <p>On 06.07.2023 the counsel for the respondent has supplied a copy of reply along with cost of Rs.5,000/- to the counsel for the complainant and was directed to submit the reply in the registry today itself (i.e., 06.07.2023). A copy was handed over during the proceedings.</p> <p>On hearing dated 18.04.2024, the counsel for the complainant sought liberty to implead the 2<sup>nd</sup> allottee in the array of the parties in the complaint and to file amended memo of parties along with proforma B in the registry of the authority within a period of 15 days. However, no document has been placed on record till date.</p>		





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CR/2484/2022

On hearing dated 08.08.2024, the counsel for the complainant was directed to file proforma B in the registry of the authority within a period of 15 days. However, no document has been placed on record till date.

The complainant has sought the relief of refund of paid-up amount along with the interest as the respondent has failed to handover the possession of the unit within the stipulated period and the due date of possession was lapsed way back in 2016.

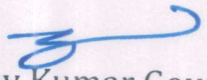
The counsel for the respondent stated that the Hon'ble NCLAT order dated 31.07.2024 in Company Appl. (AT) (Ins) No. 493/2024 has directed to settle the matters w.r.t. the project and if the matter is not settled amicably, it will be heard on merits and the same is listed before Hon'ble NCLAT on 11.08.2025.

In order dated 31.07.2024, it was mentioned that the company appeal under section 7 of the Insolvency and Bankruptcy Code, 2016 has been filed by 46 homebuyers before the Hon'ble NCLAT out of which 23 homebuyers have settled their claims amicably, so the Hon'ble NCLAT has directed the respondent to settle the matter amicably with rest of the homebuyers. The relevant para of the order dated 31.07.2024 is reproduced below for the ready reference:

*"Either the appellant has to settle with all the homebuyers lest the petition under Section 7 needs to be disposed of."*

None was present on behalf of the complainant on 08.08.2024, 21.11.2024 and again on 20.03.2025 when one last opportunity was granted to the complainant to put in appearance and to argue the matter. However, again none is present on behalf of the complainant today. In view of the above, the complainant is dismissed in default for non-appearance of the complainant and non-joinder of necessary party, despite multiple opportunities.

File be consigned to the registry.

V.I.   
Vijay Kumar Goyal  
Member  
30.05.2025